

July 13, 2021
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, July 13, 2021 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:	Todd E. Burns	Kurt Williams	Lindsay Loney
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell	Daniel Bachman	

Visitors: See list

The Chairman called the meeting to order at 7:00 p.m., advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held June 22, 2021 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Glenn Shetter, resident on Interchange Drive, asked the Board if Township residents are still required to recycle, as per state mandate. The Zoning Officer (ZO) responded that the Township is mandated by PA DEP to recycle and asked if Mr. Shetter was inquiring because of the letters recently sent out by Parks regarding a price increase for recycling. The ZO explained that recyclables can be taken directly to the landfill. Mr. Shetter replied that because of the \$10 per month increase, the Township is going to see a lot of residents choosing to not recycle, and it is time for the Township to remind residents that they are required to recycle (in the newsletter or by other means).

The ZO presented a letter submitted by Terrance Sheldon requesting a time extension for the review of the Paetow Final Land Development Plan. The ZO noted that the plan is currently awaiting approval from PA DEP for the planning module, and then it will go to the Greene Township Municipal Authority (GTMA) for approval. Steven Bortner, resident on Scotland Road, asked what the estimated Township population is; the Chairman replied that the new census is not out, but as of the last recording it was slightly over 17,000. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the review time extension for the Paetow Final Land Development Plan; extension to commence July 15, 2021 through October 15, 2021.

The ZO presented the Monthly Zoning Report for June 2021 for informational purposes and it shall stand approved as presented and become part of the official record.

The ZO presented the 1 Lot Final Land Development Plan for Rutter's Store #5, located along Lincoln Way East in Fayetteville. The plan proposes to demolish the existing car wash and place tractor trailer parking on that site. The plan also proposes an addition out the left side of the rear of the building. The ZO advised that the Board previously granted a sidewalk waiver request and the plan was updated accordingly. The Franklin County Planning Commission (FCPC) reviewed the plan with no comment. Guilford Water Authority (GWA) approved the plan; GTMA was provided a copy of the plan, although there will be no new connections. The Franklin County Conservation District (FCCD) deemed the erosion and sedimentation controls adequate. The Engineer and Planner comments have all been addressed. There is no Traffic Impact Fee due; traffic is actually expected to decrease slightly due to the car wash being removed. There is no Stormwater Bond due; construction is all being done on an existing pervious area. The Greene Township Planning Commission (GTPC) recommended approval of the plan subject to comments being addressed. The ZO noted that the GTPC did have some concerns about how the tractor trailers would be able to maneuver around the parking lot to access the parking stalls. The applicant did provide a model that shows the turning movements of the tractor trailers on the site and the plan has been determined to be adequate; the

trucks will enter and go counter clockwise around the building to the stalls, which are located on the far left. The Engineer noted that he was at Rutter's earlier today and saw five trucks go in and out with no problems; this is how trucks have been maneuvering the parking lot since it opened. Mr. Shetter (Chairman of GTPC) asserted that he has driven big trucks and maneuvering this parking lot is going to be tight. He is concerned that trucks will pull into the stalls and then try to back out, creating an issue because the parking lot is tight. Supervisor Brookens suggested that signage be placed indicating back-in parking only. The applicant replied that they would have no problems placing signage at the entrance directing trucks to the right and back in only parking signs. The Chairman indicated that pavement markings would also be helpful; the applicant agreed. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Rutter's #5 1 Lot Final Land Development Plan as presented.

The ZO presented a request for re-approval from the developer for the Sunset Storage 1 Lot Final Land Development Plan. He explained that the developer had some issues getting a Highway Occupancy Permit (HOP) from PennDOT, so the plan was never released from the Township office. The ZO noted that there are two conditions of the original approval that should remain in effect: 1) a Stormwater Bond be posted with the Township in the amount of \$21,300.00 and 2) a PennDOT HOP be obtained prior to the release of the plans. The Solicitor explained that the National Planning Commission (NPC) says that the plan has to be recorded within 90 days of the date of approval or within 90 days of the satisfaction of all conditions; if there was a condition to pay a bond or acquire an HOP that has not been met, technically the plan is still fresh and does not need re-approval. He noted that the applicant might run into problems with the County though because "the date is the date" and they are unaware of the Township's conditions. Essentially, re-approval is proper but it may not be necessary. The ZO responded that in situations like this in the past, the Board has always re-approved and re-stamped the plans with a current date because of the County's stipulations. The Solicitor noted that the County should accept the original plans if the Township provides a letter explaining that the conditions were met on "X" date. However, if the re-approval process makes things go smoother at the County, it is perfectly fine to do it that way. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to re-approve the Sunset Storage 1 Lot Final Land Development Plan for the purposes of recording with the following conditions: 1) a Stormwater Bond be posted with the Township in the amount of \$21,300.00 and 2) a PennDOT HOP be obtained prior to the release of the plans.

The Engineer presented a refund request for the Caretti's Pizza Final Land Development Plan. He explained that the plan was approved on March 26, 2019 but never recorded and they do not intend on following through with the plan. Mr. Caretti passed away and Mrs. Caretti has requested the money to be refunded. The original escrow paid was \$2,500.00, the Township incurred fees of \$1,716.20 and \$783.80 is due to be refunded. The ZO noted that there were some conditions set with the approval of the plan and the applicant never met those conditions, so the plan was never released. The Solicitor recommended that the applicant provide a letter to the Township withdrawing the plan prior to the refund being issued. His concern is that the plan is still active for five years after approval, so the applicant would technically have until March 26, 2024 to meet the conditions and file the plan. After some discussion, it was decided that the Solicitor would modify the existing escrow refund letter to include verbiage withdrawing the plan and a place for Mrs. Caretti and the Township Treasurer to sign. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request of escrow refund for Caretti's Pizza Final Land Development Plan in the amount of \$783.80 subject to the applicant fully withdrawing the Plan.

The Engineer informed the Board that he would like to release a Request for Proposals (RFP) for a traffic study to be done at the Kohler Rd/Fifth Ave/Walker Rd intersection. He explained that because a portion of the intersection is in the Chambersburg Borough, they have to be a co-applicant on the permit for the traffic signal and they have requested a study to be done to determine how the signal will accommodate today's traffic demands as well as in the future when the Parkwood area is fully developed and Fifth Avenue

is extended. The Borough's concern is that more traffic at the intersection will back up into the Borough along the Norland Avenue corridor. The Engineer informed the Board that HRG has prepared the RFP and he received the final draft today; he has three engineering firms that he wishes to send the RFP to – RK&K, Gannett Fleming and McCormick Taylor. The Engineer suggested that the RFPs be returned by August 17th to allow time for review and then take action at the meeting on August 24th. He would like the study to be done by the end of this year. Supervisor Corwell noted that the traffic at this intersection is a mess; part of the study is to determine the future impact on traffic and a lot can happen in the future. He hopes that the Borough doesn't come back later expecting the Township fix their traffic problems if things change in the future. Supervisor Brookens asked what the Borough's involvement is with the study; the Engineer responded that the Borough indicated what type of study they wanted done but are not directly involved. The Chairman noted that it will be interesting to see what options come out of the study. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the Engineer to send out a Request for Proposals for a traffic study to be done at the Kohler Rd/Fifth Ave/Walker Rd intersection.

Supervisor Corwell informed the Board that he received a phone call a few weeks ago from Franklin Township, Adams County asking if the Township would be willing to sell the 2005 John Deere Grader. The Township does not use the grader, and it only has 800 hours on it. Franklin Township offered to purchase the grader for \$80,000.00; Supervisor Corwell did some research online and talked to dealers and feels that is a fair price. Franklin Township still has a lot of dirt roads, so they plan to use the grader for plowing and grading the dirt roads. Supervisor Corwell noted that the grader was purchased with liquid fuels funds, so the money would be returned to that account. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the sale of the John Deere Grader to Franklin Township, Adams County, in the amount of \$80,000.00

The Chairman presented a request from the Fayetteville Volunteer Fire Department (FVFD) for a letter of acknowledgement from the Township for a Gun and Cash Bash Drawing to be held on September 25, 2021. The event is to be held on their property (101 West Main Street, Fayetteville). Because they do not have a liquor license and are applying for a one-time license for the event, the Pennsylvania Liquor Control Board requires a letter from the Township acknowledging the event. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to acknowledge the Fayetteville Volunteer Fire Department Gun and Cash Bash Drawing on September 25, 2021 and to provide them with requested letter of acknowledgement.

The Solicitor reported that he just received notification yesterday that Jaindl has filed an appeal to the Commonwealth Court for the Franklin County Court of Common Pleas' written decision regarding the Transitional Commercial Zoning Ordinance and special legislation issues. He is also working on an alcohol related business ordinance, a fire hydrant ordinance and other HMA revenue sources.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 29663 through 29701 and eight ACH transactions to be paid from the general fund, check numbers 3747 through 3750 to be paid from the liquid fuels fund, and check number 2237 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:56 pm.

Respectfully submitted,

Secretary